



PRODUCTION AND
LOGISTICS

THE OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE

WASHINGTON, D. C. 20301-8000

29 JUN 1987

MEMORANDUM FOR DEPUTY ASSISTANT SECRETARY OF THE ARMY (INSTALLATIONS AND
HOUSING)
DEPUTY ASSISTANT SECRETARY OF THE NAVY (SEALIFT AND MARITIME
AFFAIRS)
DEPUTY ASSISTANT SECRETARY OF THE AIR FORCE (INSTALLATIONS)
DIRECTOR OF LOGISTICS, OJCS
DIRECTORS OF THE DEFENSE AGENCIES

SUBJECT: Accessibility Standards

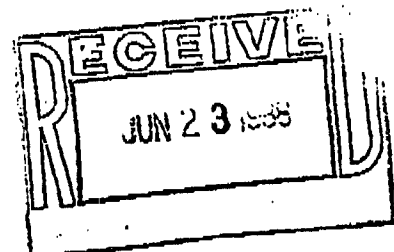
The Architectural Barriers Act requires that the Secretary of Defense prescribe detailed standards necessary for the accessibility of physically handicapped persons to Department of Defense buildings. These are prescribed in the Uniform Federal Accessibility Standard (UFAS). A recent court case has required that leased facilities also be accessible.

The enclosure provides detailed guidance on the applicability of the UFAS and how to address leased facilities pending revision of the UFAS.

This policy is effective immediately, but it is recognized that the new requirements on leased facilities may need to be phased in to permit ongoing actions to continue. Pending adoption of the new rules on leasing in the UFAS, waivers covering leased facilities may be granted by the Military Department or Defense Agency upon notice to this office.

Robert A. Stone
Deputy Assistant Secretary of Defense
(Installations)

Enclosure



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Provisions for Physically Handicapped Persons

1. General: Facilities of the Department of Defense required to be accessible to physically handicapped persons shall be designed and constructed or retrofitted in accordance with the Uniform Federal Accessibility Standards (UFAS), Federal Register, (49 FR 31528 dated August 7, 1984, as amended by 51 FR 18647 dated May 21, 1986). Requirements for new construction, additions, and alterations vary and are specified in the standards. In general, all facilities worldwide which are open to the public, or to limited segments of the public, or which may be visited by the public in the conduct of normal business, shall be designed and constructed to be accessible to physically handicapped persons including facilities constructed with nonappropriated funds, privately financed facilities on military installations, and contractor-owned facilities where the Department of Defense is funding all or any part of the construction. In fact, every facility should be designed to assure access to physically handicapped persons unless its intended use is specifically restricted to able-bodied military personnel. At least five percent of family housing units at an installation and not less than one unit shall be accessible.

2. Leased Facilities: The UFAS define which Department of Defense facilities are required to be accessible under the Architectural Barriers Act, 42 U.S.C. 4151 through 4157, with two exceptions: requirements for leased facilities, and overseas facilities are not addressed.

Until such time as the UFAS addresses leased facilities, the following applies to all facilities leased by or for the Department of Defense.

- (a) Buildings or facilities or portions thereof to be leased shall comply with new construction standards or incorporate the alteration standards required in paragraph 1. above. Where both types of buildings are available for leasing, reasonable preference must be given to buildings or facilities complying with the new construction standards.
- (b) If space complying with subsection (a) is not available, space may be leased only if the space meets, or is altered to meet, the following conditions:
 - (1) At least one accessible route is provided from an accessible entrance to those areas in which the principal activities for which the building or facility was leased are conducted. Separate accessible routes may be provided to areas serving different groups of users (e.g., the public, employees).
 - (2) The accessible route shall provide access to whatever accessible facilities are either required or provided, such as accessible toilets.
 - (i) Toilet facilities, to the extent required for the ready intended use of the building or facility, shall be provided as follows—

- (A) Where more than one toilet for each sex is provided in a building or facility, at least one accessible toilet facility shall be provided for each sex on each floor having toilets; or
 - (B) In a building or facility providing only one toilet for each sex or where the only toilet provided is a unisex toilet, either one unisex toilet or one toilet for each sex shall be made accessible.
- (11) Parking facilities, if a parking area is included within the lease, shall be provided complying with new construction standards to the extent feasible.
- (3) Consideration shall be given to providing the following accessible elements and spaces in each leased building or facility:
- (i) Drinking fountains;
 - (ii) Telephones;
 - (iii) Alarms;
 - (iv) Seating, tables and work surfaces;
 - (v) Assembly areas; and
 - (vi) Storage.
- (c) If space leased in accordance with the requirements of subsections (a) or (b) is subsequently altered, then the alterations shall comply with the requirements of paragraph 1 above.
- (d) If space leased in accordance with the requirements of subsections (a) or (b) is increased by construction of an addition, the addition shall comply with paragraph 1 above to the extent it is leased by the Federal Government.
- (e) If leased space at the time of leasing meets past or present state or local codes or the recommended standards of the American National Standards Institute (ANSI) A117.1 for handicapped accessibility, and provides the features required by this section, the space may be used as is or altered to comply with such technical requirements of (a) or (b) at the option of the agency responsible for the budget for the acquisition and use of the space.
- (f) Once leased space in an existing building is accessible or is made accessible hereunder, no new accessibility alterations shall be required except where alterations or additions are made.
- (g) Exceptions.

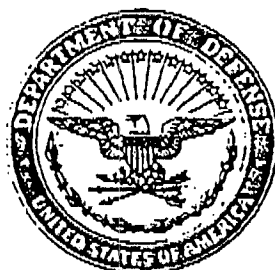
- (1) If no space complying with (a) or (b) is available for leasing, space as available may be leased without alterations:
 - (i) If the lease is necessary for officials servicing natural or human-made disasters;
 - (ii) If the space is used on an intermittent basis; or
 - (iii) If the occupancy of the space is for no more than twelve months.
- (2) Mechanical rooms and other space which normally are not frequented by the public or handicapped employees need not be accessible.
- (3) Recruiting Offices (excluding recruiting main stations where civilian workers may be employed) need not be accessible.

3. Overseas: U.S. funded facilities constructed by the Department of Defense overseas will be accessible. Facilities for which the United States contributes a portion of the construction cost but does not control design criteria (such as NATO-funded facilities) need not but should be accessible. Facilities being constructed by or for use by the United States under the laws, codes, rules, and regulations of another country need not but should be accessible. Facilities being leased by the United States in other countries need not but should be accessible.

4. Waiver Authority: The Architectural Transportation Barriers Act permits the modification or waiver of the UFAS, on a case by case basis, if it can be shown that the modification or waiver is clearly necessary. Requests for modification or waiver should be sent to the Deputy Assistant Secretary of Defense (Installations), who will consult with the Deputy Assistant Secretary of Defense (Civilian Personnel Policy), to determine whether a modification or waiver should be granted.

DoD 4270.1-M
SEPTEMBER 1987

DEPARTMENT OF DEFENSE



POLICY GUIDELINES FOR INSTALLATION PLANNING, DESIGN, CONSTRUCTION AND UPKEEP

OFFICE OF THE DEPUTY
ASSISTANT SECRETARY OF DEFENSE
(INSTALLATIONS)

EXCELLENT INSTALLATIONS — THE FOUNDATION OF DEFENSE



PRODUCTION AND
LOGISTICS

THE OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE
WASHINGTON, D. C. 20301-8000

September 1, 1987

FOREWORD

This Manual is issued under the authority of DoD Directive 4270.1, "Construction Criteria," July 11, 1983. It supersedes all previous editions of DoD 4270.1-M, "Construction Criteria." It complies with the policy of DoD Directive 4001.1, "Installation Management," dated September 4, 1986, which gives installation commanders broad authority to decide how best to accomplish their mission, and instructs headquarters to cancel regulations that limit installation commanders' freedom.

This Manual applies to the Office of the Secretary of Defense (OSD), the Military Departments, the Organization of the Joint Chiefs of staff (OJCS), the Unified and Specified Commands, the Defense Agencies, and activities administratively supported by OSD (hereafter referred to collectively as "DoD Components"). It does not apply to health care facilities.

Some detailed technical criteria are required that affect more than one Service; such criteria will be developed through a Tri-Service effort as indicated in subsection D.2. of DoD Directive 4270.1. Tri-Service and any other individual Service directives will conform to the basic policy guidance of this Manual.

DoD Components may obtain copies of this Manual through their own publication channels. Other Federal Agencies and the public may obtain copies from the Office of the Deputy Assistant Secretary of Defense for Installations, Washington, D.C. 20301-8000.

Robert A. Stone
Deputy Assistant Secretary of Defense
(Installations)

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C. WINDOWS AND OTHER GLAZED AREAS

1. Selection of Windows. Appearance, function, heat gain and loss, maintenance and operation experience, safety, structural requirements, and suitability for the environment should be considered when selecting windows. Stock window sizes should be used to the maximum extent practicable. The quality of windows should be selected consistent with the function, life cycle cost, and quality of the building.

2. Operable Windows. All UEPH, UOPH, and military family housing should be provided with operable windows in the exterior walls of living and sleeping areas. The sash, when fully opened, should allow for emergency egress. Fixed windows may be used in fully air-conditioned building areas, except UEPH, UOPH, and military family housing, provided the proper means of emergency egress is furnished. However, operable windows should be considered for all buildings where climatic conditions offer the potential for significant energy savings by using natural ventilation, and when natural ventilation can be compatible with the heating, ventilation, and air-conditioning system design.

D. VENDING FACILITY PROGRAM FOR THE BLIND

Any DoD acquired (constructed, leased, purchased, or rented) or substantially altered or renovated building should have one or more satisfactory sites for a blind-operated vending facility if such building will have 100 or more federal employees located therein or is 15,000 ft² [1,394 m²] or more in gross area except in certain specific cases. Specifics of the vending program for the blind are stated in DoD Directive 1125.3 (reference (5d)). This Directive should be consulted before developing designs for any building that might be affected.

E. PROVISIONS FOR PHYSICALLY HANDICAPPED PERSONS

1. General: Facilities of the Department of Defense required to be accessible to physically handicapped persons shall be designed and constructed or retrofitted in accordance with the Uniform Federal Accessibility Standards (UFAS), Federal Register, (49 FR 31523 dated

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August 7, 1984, as amended by 51 FR 18647 dated May 21, 1986) (reference (5e)). Requirements for new construction, additions, and alterations vary and are specified in the standards. In general, all facilities worldwide which are open to the public, or to limited segments of the public, or which may be visited by the public in the conduct of normal business, shall be designed and constructed to be accessible to physically handicapped persons including facilities constructed with nonappropriated funds, privately financed facilities on military installations, and contractor-owned facilities where the Department of Defense is funding all or any part of the construction. In fact, every facility should be designed to assure access to physically handicapped persons unless its intended use is specifically restricted to able-bodied military personnel. Able-bodied military personnel is defined as those military personnel considered to be physically fit for duty. At least 5 percent of family housing units at an installation and not less than 1 unit shall be accessible.

2. General Exclusions for Certain Overseas Buildings and Facilities. Buildings and facilities for which the United States contributes a portion of the construction cost but does not control the design criteria (such as North Atlantic Treaty Organization (NATO) funded facilities) need not be accessible. Buildings and facilities funded by host nations, or being leased by the United States in other countries, need not be accessible. However, every effort should be made to obtain the cooperation required to provide accessibility in the buildings and facilities that would be covered by the UFAS if they were located in the United States.

3. Waivers. If a waiver of these requirements is considered necessary, the waiver shall be obtained through the military department from ODASD (I) specifying the full particulars. Waivers will be granted only in extraordinary circumstances.

F. FIRE PROTECTION Refer to Military Handbook, MIL-HDBK-1008 Fire Protection For Facilities Engineering, Design, and Construction (reference (5f)).

REFERENCES

- (5a) Public Law 97-214, Section 2857, "Use of Solar Energy Systems"
- (5b) U.S. Army Corps of Engineers Guide Specification CECS 09682 "Carpet," January 1986 (available from USACE Publication Depot, 2803 52nd Avenue, Hyattsville, MD 20781)
- (5c) Naval Facilities Guide Specifications, NFCS 09682, "Carpet," January 1983, NFCS 09690, "Carpet Tile," July 1981 (available from Commander, NAVFAC, Alexandria, VA 22332)
- (5d) DoD Directive 1125.3, "Vending Facility Program for the Blind on Federal Property," April 7, 1978
- (5e) Uniform Federal Accessibility Standards in Federal Register, (49 FR 31528 dated August 7, 1984, as amended by 51 FR 18647 dated May 21, 1986)
- (5f) MIL-HBK-1008, Fire Protection for Facilities Engineering, Design, and Construction